

LUNENBURG PLANNING BOARD TOWN OF LUNENBURG

Joanna L. Bilotta-Simeone, Chair
Nathan J. Lockwood, Vice-Chair
Damon McQuaid, Clk.
Kenneth Chenis, Mbr.
Matthew Allison, Mbr.



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Adam R. Burney
Land Use Director

Minutes May 11, 2015

Meeting Posted: Yes

Place: Town Hall, 17 Main Street, Lunenburg, MA

Time: 6:30 PM

Present: Joanna L. Bilotta-Simeone, Nathan J. Lockwood, Damon McQuaid, Kenneth Chenis, Matthew Allison, Adam R. Burney

50 Elmwood Road: Request for Lot Release- Developer Michael Crowley requested partial release of the Covenant to obtain building permits for Lots 2 and 5. A. Burney noted that the remaining nine (9) lots will be requested upon posting of the bond. Motion to approve release of requested Lots 2 and 5, M. Allison, Second, D. McQuaid, all aye. A. Burney will work with the developer and reviewing engineer for an appropriate bond amount. The Board wants to endorse the form that the performance bond takes, e.g., surety company, deposit of money.

PUBLIC HEARINGS:

270 Electric Avenue- see separate minutes

Highfield Village (cont'd)- see separate minutes

Minutes Approval: All minutes signed.

02/04/14 Executive, Motion, J. Bilotta-Simeone, Second, M. Allison

04/27/15, Motion J. Bilotta-Simeone, Second, M. D. McQuaid

04/27/15 Warrant Article Hearing, Motion, J. Bilotta-Simeone, Second, D. McQuaid

COMMITTEE REPORTS:

MRPC, J. Bilotta-Simeone- no report

Capital Planning Committee, J. Bilotta-Simeone- Committee is trying to meet at least once/month to discuss large expenditures.

School Building Committee, N. Lockwood- Next meeting May 12th.

Open Space Ad Hoc Committee, N. Lockwood- no report

Building Reuse Committee, D. McQuaid- Committee met with the School Committee for a Passios property line discussion. There are parking spaces located next to Passios. If re-parceled, these spaces will have to be relocated, resulting in a resubmittal to the MSBA.

MJTC, K. Chenis- Next meeting May 20th

Agricultural Commission, M. Allison- The Farmers' Market can move forward as the management transition was approved by the Board of Selectmen.

NEW BUSINESS/DEVELOPMENT STATUS REPORTS:

Annual Town Meeting- All Planning Board articles passed. The Architectural Preservation District Article passed with minor amendments. The Village Center District Article passed with amendments brought forth by the Board along with free standing signs by Zoning Board of Appeals special permit and a change in the minimum amount of glazing from 35% to 20%.

There was Board discussion as to what should be undertaken next.

1. District uses – how meted out and allocated – put use table in place - will make bylaw user friendly.
2. Parking
3. Signs

Now that the VCD has passed, the Board will work on improving walkability within the Village Center.

Town Election, May 16, 2015- noted

Definitive Subdivision, 50 Elmwood Road- see above Request for Lot Release

Highfield Village- see separate minutes for Public Hearing

1249 Massachusetts Avenue- no report

Tri Town Landing- no report

Emerald Place at Lake Whalom- no report

ACTION FILE:

Master Planning- Economic Development Element- Can begin focusing on this Element now that the preparation for Town Meeting has passed.

Housing Production Plan (HPP)- No report

NOTICES & COMMUNICATIONS: Noted

MEETING SCHEDULE:

June 8, 6:30 PM, Town Hall

June 22, 6:30 PM, Town Hall

BOARD COMMENT/CONCERNS: There was discussion on naming the first floor meeting room in the Ritter Building for Marion Benson for her years of service to the Town and being the first Planning Director. J. Bilotta-Simeone noted that the Board of Selectmen requested a Planning Board vote prior to placing it on their agenda. Motion, J. Bilotta-Simeone to send a letter to the Board of Selectmen requesting the room be named the Marion Benson Meeting Room, Second, D. McQuaid, Roll Call Vote- M. Allison, nay; K. Chenis, aye; D. McQuaid, aye; J. Bilotta-Simeone, aye; N. Lockwood, aye. Vote passed 4-1. M. Allison noted that from 1983 to 2004 she was an elected Board member.

K. Chenis thanked N. Lockwood and J. Bilotta-Simeone for their service to the Board.

ADJOURNED: 8:35 PM

Documents used at meeting:

02/04/14 Executive Minutes

04/27/15 Minutes

04/27/15 Warrant Article Hearing Minutes

Letter dtd 04/28/15, Ernco Development Corp.